

# Features

Gorgeous 4-Sides Brick with Stucco Contemporary Colonial with a Fully Finished Lower Level in Sought-After Sycamore Ridge

## **\$65K IN UPGRADES**

### Main Level

- Two-Story Foyer with Tile Flooring
- Library with Hardwood Floors & Built-In Shelves is Great Private Space for Telecommuting
- Living Room with Hardwood Floors, Woodburning Fireplace & Recessed Spotlights
- French Doors from the Living Room Lead to Sunroom with Tile Flooring, Crown Molding & Lighted Ceiling Fan
- Formal Dining Room off the Living Room with Hardwood Floors, Crown Molding & Chair Rail is Perfect for Entertaining During the Holidays
- Gourmet Kitchen is Perfect for the Serious Chef
- Gourmet Kitchen Amenities Include Tile Flooring, Recessed Lights, Wraparound Granite Countertops, An Abundance of White Cabinets, Double Door Pantry & Granite Topped Center Island with Jenn Air Gas Cooctop & Breakfast Bar
- Kitchen Stainless Steel Appliances Include LG French Door Refrigerator, Bosch Dishwasher & Frigidaire Double Wall Ovens
- Step Down from the Kitchen to the Breakfast Room with Tile Flooring & Large Bay Window
- Family Room off the Kitchen & Breakfast Room has Tile Flooring, Floor to Ceiling Brick Gas Fireplace & Recessed Spotlights
- Laundry Room Conveniently Located on the Main Level has Tile Flooring, LG Front Load Washer and Dryer & Utility Sink
- Powder Room has Tile Flooring & Pedestal Sink
- Glass Door from the Sunroom Leads to Wraparound Brick Paver Patio

### UPPER LEVEL

- Fabulous Primary Bedroom has Sitting Area with Bay Window
- Primary Bedroom Suite with Hardwood Floors has Tons of Storage Including Walk-In Closet, Double Closet & Additional Mirrored Double Door Walk-In Closet
- Primary Bathroom with Tile Flooring has Granite Topped Dual Vanities, Soaking Tub with Ceramic Tile Surround, Oversized Shower with Ceramic Tile Surround & Private Water Closet
- 3 Additional Spacious Bedrooms have Hardwood Floors & Double Door Closets
- Hall Bathroom with Ceramic Tile Flooring has Dual Vanities & Tub/Shower Combo with Ceramic Tile Surround

### LOWER LEVEL

- Awesome Fully Finished Lower Level
- Wraparound Rec Room has Luxury Vinyl Tile Flooring
- Bonus Room with Walk-In Double Door Closet has Private Entrance to Full Bath is Perfect for an Au Paire, In-Laws, Overnight Guests or Teens
- Additional Bonus Room with Full Wall Closet Could be Fitness Room, Craft Room, Playroom or Study/Homework Room
- Dual Entry Full Bath has Ceramic Tile Flooring & Tub/Shower Combo with Ceramic Tile Surround

### UPGRADES

2021 Exterior & Interior Freshly Painted, New Granite Countertop in Primary Bathroom, New Wall Ovens, New Cooktop, New Refrigerator, 2016 New Garage Doors, 2014 New Roof,

### ADDITIONAL AMENITIES

- Conveniently Located to Everything!
- Walk to Frying Pan Park.
- Convenient to Shopping —Village Center at Dulles, Woodlawn Park Crossing, Fox Mill Shopping Center, Reston Town Center, Fairfax Corner, Fairfax Town Center, Fair Oaks Mall and Wegmans
- Minutes to the Silver Line Metro
- 10 Minutes to Dulles Airport
- Near Major Commuter Arteries Including the Dulles Toll Road, Rt 50, Fairfax County Parkway and Rt 66
- Floris Elementary/Carson Middle School/South Lakes High School

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